



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

April 28, 2011

Commissioners Present: **Chair** Kennedy, Zeno, Rentsch, Leahy

Commissioners Absent: **Vice Chair** Bunting, Finch, Gallitano

Staff Present: L. Craig, Chief of Historic Preservation, M. Broadbent Director-DNEP

Consultants Present: J. Halpern, Architectural Consultant

Consultants Absent: T. Bodor, Archaeology Consultant

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the Authority of Article 66B, Section 8.01-8.17 of the Annotated Code of the State of Maryland and administered the oath en mass to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Ms. Craig announced that the early bird deadline for the Preservation Conference is April 29, 2011. She encouraged interested members who have not registered to register online at the website. She announced that she is now the Coordinator for the Main Street activities. There is a stakeholders meeting scheduled for Thursday, May 5, 2011 at 6:00pm at Mills Wine and Liquor Store. Staff is in the process of developing a resources database and has contracted with Jean Russo to complete an inventory of all the files to create a searchable electronic database. The second component is a database that will include the name, zoning and use type, contributing or non-contributing and whether there are incentives for commercial properties within the historic national register districts as well as other Main Street corridors within the City. She further announced that there will be an opportunity for two office support interns to assist with the Main Street activities as well as survey documentation or photographic surveys of all the properties in the historic district.

Ms. Broadbent, Director of DNEP, explained that a majority of the Department's work pertains to permitting. She announced that the DNEP will be moving to 145 Gorman Street in late summer or early Fall in effort to become a one stop shop to work more closely with DPW and P&Z. DNEP will be working with P&Z to improve the permit tracking system and more closely with Ms. Craig on the Main Street program. Ms. Broadbent briefly described the environmental stewardship program and solicited feedback from the Commission. The downtown businesses and others who are subjects of graffiti will receive notification from DNEP on how to remove the graffiti or will remove it for a charge. DNEP reintroduced a weekend inspector position who in the past has helped with some enforcement on construction during the weekend in its budget request. She responded to a question regarding what is being done to address some of the abandon buildings downtown by outlining the steps that DNEP is taking.

D. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion and is held as a courtesy to the applicants to determine feasibility and to address any other issues of concern that may arise at the hearing. This review does not constitute an approval. She explained that nothing discussed in this session will be binding on the commissioners or applicants.

211 Prince George Street/St. John's College – Jay Schwarz/Alt Breeding Schwarz Architects – Curb cut, driveway and garage

Mr. Schwarz provided a brief historical background on the property. He explained that the College would like to provide off-street parking and is hoping to determine the feasibility of a curb cut. Using a site plan, he pointed out the proposed location of the curb cut and the driveway to the off-street parking. He went over the existing curb cuts explaining that there are currently six. The Commission asked several questions regarding the proposal of which Mr. Schwarz responded.

Chair Kennedy **summarized** that a majority of the Commission believes that this is a significant historic resource that will require in depth study before it can be determined that this project is feasible or not feasible. A majority of the Commissioners believes the single question of a curb cut is **feasible**; however, the impact of what the curb cut would mean on the historic landscape as well as the resource itself, the neighboring resources, create questions that need to be addressed.

E. ADMINISTRATIVE BUSINESS

1. Revisions to Sidewalk Café Furniture – Amended Guidelines

Chair Kennedy clarified that the public hearing on the sidewalk café furniture was held. Ms. Craig went over the changes made to the document as a result of the public hearing. She also noted that Ms. Rentsch volunteered to walk the neighborhoods and contacted Victor Stanley regarding specifications.

Ms. Zeno moved to adopt the Sidewalk Café Furniture guidelines dated April 20, 2011 with amendments. Mr. Leahy seconded the motion. The motion passed unanimously in a vote of 4-0.

With there being no further business, Chair Kennedy moved to adjourn the meeting at 8:53pm. Ms. Rentsch seconded the motion. The motion passed unanimously in a vote of 4-0.

Tami Hook, Recorder